ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

August 1, 2005
Public Services Building
4:30 p.m.

Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista

ROLL CALL: Alberdi, Magallon, Mestler

ABSENT: Araiza

PUBLIC HEARING:

1. DRC-05-44 Otay Ranch Village 11 Combined MU-1/R-19

Neighborhoods

<u>Design review for the development of 282 condominiums within a mixed-use retail, live work, and affordable housing complex in Neighborhoods MU-1 and R-19 and in Village 11 in Otay Ranch.</u>

Project Manager: Harold Phelps, Associate Planner Action: (Alberdi/Mestler) (3-0-0-1) Approve subject to conditions in the draft Notice of Decision with an amendment to Condition 1. That the roofline return on retail building #2 shall be shown on revised elevations, and that the original color and material boards for the commercial and residential buildings shall be submitted for review and approval by the DRC prior to issuance of building permits.

2. DRC-05-52 South Bay Motor Sports 1890 Auto Park Place

Chula Vista, CA

<u>Proposed project consists of the construction of a 41,230 sq. ft. building for a motor sports dealership.</u>

Project Manager: Miguel Tapia, Sr. Community

Development Specialist

Action: (Alberdi/Magallon) (3-0-0-1) Approve subject to conditions in the draft Notice of Decision with the addition of a new condition stating: The columns at the main entrance to the building shall be modified by lowering the mass of the columns and increasing the length of the metal rods.

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PRELIMINARY REVIEW:

3. DRC-06-04

Eastlake Village Walk

The proposed project will be located south and west of Eastlake Parkway and east of SR-125 and north of the Village Marketplace.

The proposed Village Walk specialty center will provide upscale specialty retail, which compliment the Village Marketplace and Kohl's center, and complete the "town center" component of the Eastlake community. The proposed major tenants include a 25,000 sq. ft. gourmet market and a 12,000 sq. ft. specialty market, an 18,000 sq. ft. bookstore, multihigh end sit down restaurants, a foodcourt surrounding a water feature, multiple retailers ranging in size from 18,000 sq. ft. to more intimate upscale shops, and service tenants or offices.

Project Manager: Stan Donn, Associate Planner

Action: None taken. The Committee thought that the project was well designed. However, they expressed reservations about deviating the parking standards to accommodate more landscaping in the parking lot. A recommendation was made that some of the landscape be clustered in certain areas of the parking lot, and that additional pavers in the parking area would create a more village feel. It was also recommended that other types of tree species be considered at the main entrance that do not create so much debris.

ADJOURNMENT:

At 6:15 p.m. to a regular meeting on Monday, August 15, 2005 4:30 p.m. in Council Chambers.

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